



# Blanco Office Park

**17206 Blanco Rd.**  
San Antonio, TX 78232

Stand Alone Office Buildings  
**for Sale or Lease**

7 Buildings Ranging  
**from 3,921–9,250 SF**



**Scott Ferguson**  
210 298 8531  
[scott.ferguson@streamrealty.com](mailto:scott.ferguson@streamrealty.com)

  
**STREAM®**







# Blanco Office Park

is a **7-building, 40,500 SF** professional office park located in North Central San Antonio, less than a mile from Loop 1604.

This newly constructed office park features a variety of building sizes to accommodate **users of all natures.**

With wooded views surrounding the property, Blanco Office Park is **an oasis with proximity** to all of San Antonio.







## Site Plan (Click to view floorplan)

1

### **Building 1 – 3,936 SF**

Suite 101: 1,948 SF

Suite 102: 1,988 SF

2

### **Building 2 – 3,936 SF (Sold)**

3

### **Building 3 (5,222 SF)**

Suite 301: 2,148 SF

Suite 302: 3,074 SF

4

### **Building 4 (7,181 SF)**

Suite 401: 2,632 SF

Suite 402: 4,549 SF

5

### **Building 5 (7,972 SF)**

6

### **Building 6 (9,250 SF)**

Suite 601: 2,053 SF

Suite 602: 2,572 SF

Suite 603: 2,053 SF

Suite 604: 2,572 SF

7

### **Building 7 (3,921 SF)**

Suite 701: 2,132 SF

Suite 702: 1,789 SF



BLANCO RD.





- Shell condition, ready for **custom finish out**
- Contact Broker for **lease and sale pricing**
- **Signage available** along Blanco Rd.
- **Spray foam insulated**















17206 BLANCO RD. SAN ANTONIO, TX 78232



## Demographics (Within 3 Miles)

 Total Population: <b>74,076</b>	 Avg. Household Income: <b>\$142,962</b>	 Unemployment Rate: <b>2.7%</b>
 Housing Units: <b>34,613</b>	 Median Age: <b>41.4</b>	 White Collar Employment: <b>82.2%</b>
 Houses Owner Occupied: <b>55.3%</b>	 Some College+: <b>86.9</b>	





## Drive Times (In Minutes)

2 to Loop 1604

9 to US 281

12 to Loop 410

6 to Wurzbach Pkwy

12 to I-10





# Blanco Office Park

**Scott Ferguson**

210 298 8531

[scott.ferguson@streamrealty.com](mailto:scott.ferguson@streamrealty.com)